

# Arlington Historic District Commissions

June 23, 2016  
Whittemore Robbins House

## Final & Approved Minutes

Commissioners Present: M. Audin, D. Baldwin, C. Barry, M. Bush, M. Capodanno, S. Lipp, C. Tee, J. Worden

Commissioners Not Present: S. Makowka, J. Cummings, C. Hamilton, B. Cohen, J. Nyberg

Guests: G. Parsons, S. Rigby, M. Migliazzo, S. Migliazzo, J. Lamont

1. **AHDC Meeting Opens – D. Baldwin acted as chair in absence of J. Worden, who joined us at 8:04pm and proceeded to run the meeting.** 8:00pm
2. **Appointment of alternate Commissioners – Mt Gilboa – M. Capodanno, C. Barry; Pleasant Street - M. Capodanno, M. Bush, C. Barry**
3. **Approval of draft minutes from May 26, 2016. D. Baldwin moved approval, seconded by C. Barry. Unanimous approval**
4. **Communication**
  - a. **Emails re: Hendersonville Research Project – J. Worden gave report of meeting**
  - b. **Email re: 14 Westmoreland CONA (too old to use anymore 2008 – will reapply)**
  - c. **D. Baldwin emails re: applications for formal hearings**
  - d. **Emails re: 10 Central Street (Hedlund) about windows**
  - e. **Email re: 12 Pelham Terrace for CONA for roof**
  - f. **CONA application for 72 Crescent Hill for roof. M. Bush said they are coming in tonight for removal of chimney.**
  - g. **J. Worden reported that he and C. Hamilton noticed porches on 14 and 16 Jason Street were being reconstructed without permits. Letter to be sent to homeowners with a copy to the building inspector. Windows changed previously without permits on other times and need to be put on notice.**

### **5. New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

1. **Continuation of Formal hearing re: 102 Crescent Hill Ave. (Rigby) for addition of a deck and window/door changes.** Applicant wants to build deck off side of house. C. Barry asked about which door is proposed since nothing was shown. Architect suggested upper glass 6 panel door. J. Worden asked if it is a wooden door and applicant said yes, correct. A recommendation was made for metal caps on posts to help preserve the posts. C. Barry said 3 over 3 looks like a colonial door on a Victorian house. Usually 2 vertical panels of lights or 1 big pane of glass. On the addition, the windows are 1 over 1. Also,

on the plan it shows a gate and shed – but the applicant confirmed that they are not proposed at this time, just the deck. M. Audin said the drawings show colonial detailing- railings, adjustments, not something consistent with this style. You won't be seeing the side elevations from the front of the house. The main detail is the post – terminated with a ball. Look around the neighborhood and post comes up and transforms itself to a cylindrical termination.

Discussion by M. Audin about the 45 degree posts. Second option is to take square column and turn it to 22 ½ degree and everything crashes into it. Those are awkward. Another option is to take two rectangular things and join them together so that directionality is continued. A 22 ½ degree miter cut on posts is used to join them together. Problem is how to terminate. One way around that was shown by M. Audin with a display model. M. Bush proposed approval of application as submitted with changes as suggested by monitor to approve post and caps prior to installation, ball top using back stair as general model, wood door to have either 2 vertical panels of lights or 1 large pane of glass. Seconded by C. Barry. Unanimous vote. M. Audin appointed monitor.

2. **Continuation of Formal Hearing re: 175 Pleasant Street (Migliazzo) for demolition of existing garage and replacement of attached garage with additional living space.** Discussion last month and request for clarifications and redesign to replace current garage. Two options given. Difference between two options is only the roofline. What is appropriate treatment of roofline for extension? Hipped or straight. The other point raised by the Commission was the massing of the proposed addition. The garage faces Monadnock street but is slightly visible from Pleasant Street and is consistent with garages on other houses on the street. There are double width garage doors on the street – across the street has a double door just like the one proposed. Original plans looked like 2 bays but that is what the current house has now. If the desired style approaches more carriage style doors they can live with that recommendation. Entire width of the garage is 18'6". A post in the middle might not work – C. Barry said he's not suggesting a post – just look like 4 doors. On page A8 (existing) at the original main body of the house there is a little jog (expression of the link) it continues co-planar but if you move it out slightly so addition is co-planer with main body of original place it creates an articulate line which makes it more New England vernacular. If we're talking inches it may be possible but only if it still works with the setback. C. Barry prefers the gabled end. Hip is not consistent with rest of house. For discussion: garage door, garrison aspect, articulate Norfolk Street elevation so the rear of the house creates a shadow line at the link as long as the setback permits. Shown on sheet A11, you can see the echo. Straw vote on shape of roof – straight gable is Commissioners' preference. Garrison hangover – everyone accepts. Doors – it will look like 4 separate doors closer to what original set of plans had but without crosses. Wood with all wood components except for the glass on doors. Move Norfolk wall by a little bit, gable to end roof, door as described, garrison overhang. C. Barry moved to accept application as submitted with the following amendments: select Option A with straight gable, the design of garage doors be confirmed with monitor to include 4 leaf configuration, the Norfolk Street elevation of garage be extended to articulate the shadow line on that elevation if consistent with setbacks, all to be approved by monitor prior to installation. Seconded by M. Bush. Unanimous approval. Monitor appointed C. Barry.

3. **Informal Hearing re: 72 Crescent Hill Ave. for removal of late addition cinder block wood stove chimney to restore original roofline as configured and the clapboards.** Discussion whether a 10 day certificate would be appropriate. M. Bush moved that the Mt. Gilboa/Crescent Hill Commission determine that the project meets the criteria for the issuance of a 10 day certificate. Seconded by D. Baldwin. Unanimous approval to request a vote for a 10 day certificate. M. Bush moved that the effect of the change will be insubstantial to the building and the district and that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by C. Barry. Unanimous approval. 10 Day Certificate is approved. M. Capodanno will be monitor.

## 6. Other Business

- a. Request from George Parsons to replace gutters at 7 Jason Street (Historical Society, Jason Russell House) with fiberglass gutter company gutters. About 1870 photos showed no gutters but by 1930 gutters were added. Proposing to use materials for what has been on house for at least 80 years. Advantage is the capacity of water that can be carried with these gutters. D. Baldwin said it is much more of a preservation effort than a restoration effort and sees the house itself as something that they should be following with preservation guidelines and materials. M. Audin disagreed. The houses historic value precedes gutters and these gutters are not original so they are not really part of the historic value of the house. They are an addition. So he believes it doesn't rise to the standard to keeping it wood. He's not so sure that there is no way to judge from the ground that you've replaced an old wood gutter with a fiberglass gutter. Unless the overhangs are sufficient enough preserving the house may be difficult. Do the best technical solution that doesn't change the house. At present the drainpipe looked like it was lead that dropped down to a wooden chase. D. Baldwin said he believes it is not a 10 day and it is something that really needs to be thought about in a formal hearing. Recommendation to legally notice a formal application for next month's meeting (7/28).
- b. M. Audin reported St. John's has removed the arcade and started their approved work.

## 7. OPEN FORUM

***Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.***

## 8. REVIEW OF PROJECTS (See project list below)

### Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)

9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
22. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
23. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
24. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
25. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
26. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
27. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
28. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
29. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
30. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
31. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
32. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
33. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
34. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
35. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
36. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
37. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
38. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
39. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
40. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
41. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
42. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
43. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
44. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
45. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
46. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
47. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
48. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
49. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
50. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
51. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
52. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
53. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
54. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)

55. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
56. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
57. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
58. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
59. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
60. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
61. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
62. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
63. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
64. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
65. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
66. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
67. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
68. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
69. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
70. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
71. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
72. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
73. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
74. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
75. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
76. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
77. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
78. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
79. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
80. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
81. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
82. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
83. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
84. 118 Pleasant Street (Sirotof – 15-03P) ) - Makowka- CONA (Chimney Repair)
85. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
86. 94 Pleasant Street (Kaplan – DENIAL 15-06P) ) - Makowka (Windows)
87. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
88. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
89. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
90. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
91. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
92. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
93. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
94. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
95. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
96. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
97. 24 Maple Street (Nicoloro – 15-21P) – Worden – COA (siding removal)
98. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
99. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
100. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
101. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)

- 102.** 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
- 103.** 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
- 104.** 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
- 105.** 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
- 106.** 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
- 107.** 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
- 108.** 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
- 109.** 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
- 110.** 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
- 111.** 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
- 112.** 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
- 113.** 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
- 114.** 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
- 115.** 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
- 116.** 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
- 117.** 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
- 118.** 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
- 119.** 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
- 120.** 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
- 121.** 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
- 122.** 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
- 123.** 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
- 124.** 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
- 125.** 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
- 126.** 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
- 127.** 69 Crescent Hill Ave. (Bush – 16-01M) – Makowka – CONA (window, vent)
- 128.** 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
- 129.** 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
- 130.** 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
- 131.** 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
- 132.** 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
- 133.** 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
- 134.** 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
- 135.** 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
- 136.** 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/stairs)
- 137.** 38 Russell Street (Mishkin – 16-10R) – Makowka – CONA (soffits and fascia)
- 138.** 17 Irving Street (Town of Arl – 16-11P) – Makowka – CONA (metal doors)
- 139.** 53 Academy Street (53 Academy St LLC – 16-12P) – Makowka – CONA (Parking Pad)
- 140.** 59 Jason Street (Bouvier – 16-13JD) – Makowka – DENIAL OF PLANS (New House)
- 141.** 53 Academy Street (KrainesKaplan – 16-14PD) – Makowka - DENIAL OF DRIVEWAY
- 142.** 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)
- 143.** 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
- 144.** 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
- 145.** 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)

Meeting Adjourned 9:45pm